First Security Bank

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Idaho Construction Report

Volume 38, Number 3

Dr. Kelly K. Matthews—Economist

March 1991

Idaho's new building permit activity in March increased seasonally from the prior month but was noticeably under year-ago levels. The month's decline was of sufficient magnitude to drop the three-month cumulative totals below last year in all major categories. Despite this adverse change from 1990, total construction value in the January - March 1991 period was up 25 percent from the 1989 level. This perspective suggests that while current totals were down somewhat from the 1990 record performance, the Idaho construction industry continues to operate at a relatively high level of activity.

New permits for single-family construction in Idaho were down 16 percent in March and 5 percent in the first quarter. On a regional basis, northern Idaho rose, but the other three areas of the state shared in the decline. The percentage changes were as follows: Northern, 49%; Southwestern, -11%; Eastern, -1%; and Southeastern, -30%. The Coeur d'Alene - Kootenai County area in northern Idaho maintains its rapid growth. First-quarter multi-family permits statewide dropped 45 percent below last year. Of the 86 permits issued during the three-month period, 59 were in Rexburg. Other than the Rexburg location, multi-family construction has endured minimal activity thus far in 1991.

Despite a 46-percent decline in March nonresidential construction valuation, the first-quarter total at $25.1 million dropped only 3 percent. Kootenai County Uninc at $2.2 million and Ammon at $2.0 million were the only locations in March with commercial construction permit value exceeding $1 million. Alterations and repair value was also down notably for both March and the three-month period.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in March was $57,258,388, or 34.6 percent below March 1990. *NEW RESIDENTIAL CONSTRUCTION* for 492 new dwelling units totaled $34,083,665, a decrease of 10.7 percent in number and a decrease of 13.2 percent in value compared with a year ago. Included in the total residential permits were 349 single-family, 69 multi-family and 74 mobile-home permits. *NEW NONRESIDENTIAL CONSTRUCTION* valued at $8,766,671 was down 45.7 percent from last year, while *ALTERATIONS AND REPAIRS* totaling $14,408,052 were down 55.2 percent.

Building Permit Construction Summary

	March	% Chg	Three Months	% Chg
Total New Dwelling Units	492	- 10.7	924	- 12.6
Single-Family	349	- 15.9	713	- 5.3
Multi-Family	69	- 1.4	86	- 45.2
Mobile Homes	74	+ 12.1	125	- 15.0
Total Residential Value	$ 34,083,665	- 13.2	$ 64,634,309	- 9.1
Single-Family	31,202,947	- 14.5	60,554,051	- 7.3
Multi-Family	1,986,557	- 17.9	2,733,525	- 44.4
Mobile Homes	894,161	+149.8	1,356,733	+ 53.4
Nonresidential Value	8,766,671	- 45.7	25,057,685	- 2.5
Alterations & Repair Value	14,408,052	- 55.2	31,851,097	- 35.5
TOTAL CONSTRUCTION VALUE	**$ 57,258,388**	**- 34.6**	**$ 121,543 091**	**- 16.9**

IDAHO CONSTRUCTION REPORT

MARCH 1991

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	1	4	$40,000	$0	$14,450	$54,450
Coeur d'Alene	18	62	1,312,532	809,987	896,533	3,019,052
Kootenai County Un	25	71	1,388,269	2,214,680	276,674	3,879,623
Craigmont	0	1	0	0	5,000	5,000
Grangeville	0	13	0	0	68,579	68,579
Lewiston	11	89	841,969	118,118	1,381,072	2,341,159
Nez Perce Co Un	1	9	73,000	0	40,113	113,113
Moscow	3	16	299,034	0	86,864	385,898
Latah County Un	1	4	0	0	25,930	25,930
Orofino	0	6	0	0	33,976	33,976
Osburn	0	1	0	0	496	496
Sandpoint	4	13	333,000	160,000	47,600	540,600
St. Maries	0	10	0	0	20,018	20,018
Benewah County Un			REPORT NOT RECEIVED			0
TOTAL NORTHERN	64	299	$4,287,804	$3,302,785	$2,897,305	$10,487,894
Boise City	83	1,099	$7,507,950	$154,880	$7,299,259	$14,962,089
Meridian	33	58	2,130,353	310,000	119,274	2,559,627
Ada County Un	43	114	3,383,881	132,688	445,188	3,961,757
Caldwell	8	19	487,424	4,000	97,700	589,124
Canyon County Un	42	61	3,144,073	52,636	84,959	3,281,668
Nampa	16	55	943,732	205,000	227,286	1,376,018
Emmett	6	44	464,876	120,000	127,441	712,317
Gooding	0	4	0	0	38,200	38,200
Hailey	9	22	657,183	393,150	84,180	1,134,513
Ketchum	3	12	480,000	0	115,000	595,000
Sun Valley	1	5	310,000	0	638,900	948,900
Blaine County Un	4	8	887,000	0	168,000	1,055,000
Jerome	1	5	7,000	0	9,540	16,540
Mountain Home	0	7	0	0	19,139	19,139
Payette	1	5	10,000	190,900	34,000	234,900
Shoshone	2	3	90,000	0	8,000	98,000
Twin Falls City	15	37	1,687,215	638,880	322,838	2,648,933
Twin Falls Co Un	6	12	123,984	28,224	34,806	187,014
Weiser	0	4	0	127,040	800	127,840
TOTAL SOUTHWESTERN	273	1,574	$22,314,671	$2,357,398	$9,874,510	$34,546,579
Blackfoot	1	6	$60,000	$2,500	$119,500	$182,000
Bingham County Un	12	19	529,368	5,000	596,300	1,131,168
Idaho Falls	26	76	1,822,930	774,290	559,905	3,157,125
Ammon	2	3	155,812	1,969,000	0	2,124,812
Bonneville Co Un	11	23	829,265	2,604	49,235	881,104
Rexburg	60	5	1,588,755	0	0	1,588,755
Rigby	1	4	5,000	0	550	5,550
Jefferson Co Un	14	21	747,974	10,635	6,000	764,609
Salmon	0	9	0	0	30,360	30,360
Lemhi County Un	4	10	0	2,550	23,650	26,200
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	131	176	$5,739,604	$2,766,579	$1,385,500	$9,891,683
American Falls	1	2	$68,000	$0	$500	$68,500
Power County Un	1	1	50,000	0	0	50,000
Burley	1	2	100,000	0	30,000	130,000
Chubbuck			NO PERMITS ISSUED			0
Montpelier			NO PERMITS ISSUED			0
Pocatello	13	34	1,096,100	98,645	107,621	1,302,366
Bannock County Un	3	6	252,986	11,700	4,000	268,686
Preston	0	2	0	140,000	1,900	141,900
Franklin County Un			NO PERMITS ISSUED			0
Rupert	0	3	0	5,460	50,800	56,260
Minidoka County Un	5	13	174,500	84,104	53,916	312,520
Soda Springs	0	1	0	0	2,000	2,000
TOTAL SOUTHEASTERN	24	64	$1,741,586	$339,909	$250,737	$2,332,232
TOTAL 56 LOCATIONS	492	2,113	$34,083,665	$8,766,671	$14,408,052	$57,258,388

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT

THREE MONTHS CUMULATIVE 1991

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	1	6	$40,000	$0	$29,450	$69,450
Coeur d'Alene	43	134	2,963,761	1,105,483	1,556,844	5,626,088
Kootenai County Un	53	136	3,836,071	2,462,170	581,994	6,880,235
Craigmont	0	1	0	0	5,000	5,000
Grangeville	0	20	0	11,000	102,579	113,579
Lewiston	15	183	1,114,158	452,876	2,082,870	3,649,904
Nez Perce Co Un	1	17	73,000	5,275,312	113,686	5,461,998
Moscow	5	36	460,119	0	229,503	689,622
Latah County Un	1	8	0	0	45,393	45,393
Orofino	0	17	0	0	84,886	84,886
Osburn	0	4	0	0	8,746	8,746
Sandpoint	6	30	474,897	160,000	583,548	1,218,445
St. Maries	2	17	30,900	0	186,198	217,098
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	127	609	$8,992,906	$9,466,841	$5,610,697	$24,070,444
Boise City	183	2,770	$16,582,474	$1,263,549	$15,861,268	$33,707,291
Meridian	67	114	4,195,490	4,309,737	161,770	8,666,997
Ada County Un	110	272	8,421,781	1,703,496	1,126,835	11,252,112
Caldwell	10	31	595,896	1,135,400	140,850	1,872,146
Canyon County Un	74	109	4,775,168	301,809	353,955	5,430,932
Nampa	33	125	1,928,080	1,346,394	1,208,786	4,483,260
Emmett	9	68	792,795	120,000	175,026	1,087,821
Gooding	0	6	0	0	85,200	85,200
Hailey	10	36	772,018	393,150	194,170	1,359,338
Ketchum	3	18	480,000	0	204,500	684,500
Sun Valley	1	11	310,000	0	716,100	1,026,100
Blaine County Un	5	13	1,162,000	0	241,500	1,403,500
Jerome	1	12	7,000	6,100	41,590	54,690
Mountain Home	2	18	59,520	0	50,506	110,026
Payette	7	15	253,350	210,900	90,000	554,250
Shoshone	2	3	90,000	0	8,000	98,000
Twin Falls City	24	75	2,373,007	1,024,960	1,598,790	4,996,757
Twin Falls Co Un	9	18	209,482	63,564	57,966	331,012
Weiser	0	6	0	130,140	12,800	142,940
TOTAL SOUTHWESTERN	550	3,720	$43,008,061	$12,009,199	$22,329,612	$77,346,872
Blackfoot	2	12	$125,000	$69,000	$204,500	$398,500
Bingham County Un	21	34	947,868	8,000	694,300	1,650,168
Idaho Falls	74	153	5,068,700	876,920	1,417,872	7,363,492
Ammon	2	5	155,812	1,969,000	22,600	2,147,412
Bonneville Co Un	18	45	1,175,300	144,254	204,665	1,524,219
Rexburg	60	8	1,588,755	0	11,600	1,600,355
Rigby	1	4	5,000	0	550	5,550
Jefferson Co Un	20	38	947,474	115,432	16,000	1,078,906
Salmon	2	18	0	0	370,320	370,320
Lemhi County Un	6	18	8,000	7,550	76,950	92,500
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	206	335	$10,021,909	$3,190,156	$3,019,357	$16,231,422
American Falls	1	3	$68,000	$0	$4,000	$72,000
Power County Un	2	3	66,000	0	2,100	68,100
Burley	3	6	205,000	3,800	105,000	313,800
Chubbuck	1	4	55,000	0	28,300	83,300
Montpelier	0	0	0	0	0	0
Pocatello	18	56	1,450,100	106,645	517,346	2,074,091
Bannock County Un	6	12	337,329	30,880	11,000	379,209
Preston	1	4	87,900	140,000	4,400	232,300
Franklin County Un	0	0	0	0	0	0
Rupert	1	12	63,936	5,460	146,972	216,368
Minidoka County Un	8	22	278,168	104,704	69,068	451,940
Soda Springs	0	3	0	0	3,245	3,245
TOTAL SOUTHEASTERN	41	125	$2,611,433	$391,489	$891,431	$3,894,353
TOTAL 56 LOCATIONS	924	4,789	$64,634,309	$25,057,685	$31,851,097	$121,543,091

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IDAHO CONSTRUCTION REPORT

MARCH 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	2	$0	$0	$6,000	$6,000
Coeur d'Alene	10	46	718,341	849,064	172,083	1,739,488
Kootenai County Un	30	66	1,616,550	451,655	278,658	2,346,863
Craigmont			NO PERMITS ISSUED			0
Grangeville	1	4	75,406	0	20,280	95,686
Lewiston	6	106	332,758	0	426,614	759,372
Nez Perce Co Un	4	15	288,730	2,395,441	89,836	2,774,007
Moscow	3	30	187,000	0	439,958	626,958
Latah County Un	1	12	0	0	207,594	207,594
Orofino	1	10	77,000	35,000	40,854	152,854
Osburn			NO PERMITS ISSUED			0
Sandpoint	1	5	40,000	0	52,900	92,900
St. Maries	0	20	0	0	129,846	129,846
Benewah County Un			REPORT NOT RECIEVED			0
TOTAL NORTHERN	57	316	$3,335,785	$3,731,160	$1,864,623	$8,931,568
Boise City	124	1,126	$9,544,835	$785,400	$24,741,444	$35,071,679
Meridian	34	50	2,073,054	438,868	299,658	2,811,580
Ada County Un	48	98	3,991,040	1,191,960	370,764	5,553,764
Caldwell	39	17	690,184	43,000	384,480	1,117,664
Canyon County Un	32	64	1,729,618	1,160,039	178,781	3,068,438
Nampa	14	47	784,277	714,259	137,822	1,636,358
Emmett	1	12	42,000	0	15,733	57,733
Gooding	0	3	0	15,300	22,376	37,676
Hailey	23	28	1,998,810	120,100	80,000	2,198,910
Ketchum	7	17	1,078,782	150,000	605,100	1,833,882
Sun Valley	8	20	2,502,000	0	482,000	2,984,000
Blaine County Un	12	18	2,117,000	0	573,500	2,690,500
Jerome	1	5	12,000	0	30,815	42,815
Mountain Home	4	19	165,300	0	65,048	230,348
Payette	0	3	0	4,300	4,000	8,300
Shoshone	0	1	0	0	34,500	34,500
Twin Falls City	14	48	1,351,410	182,562	305,785	1,839,757
Twin Falls Co Un	5	7	149,204	0	23,312	172,516
Weiser	0	7	0	47,000	27,800	74,800
TOTAL SOUTHWESTERN	366	1,590	$28,229,514	$4,852,788	$28,382,918	$61,465,220
Blackfoot	1	5	$114,000	$58,900	$500	$173,400
Bingham County Un	12	25	387,500	322,000	77,115	786,615
Idaho Falls	56	95	4,100,270	1,116,698	561,470	5,778,438
Ammon	0	2	0	0	9,500	9,500
Bonneville Co Un	14	32	666,280	151,289	73,960	891,529
Rexburg	0	5	0	600,000	15,930	615,930
Rigby			NO PERMITS ISSUED			0
Jefferson Co Un	11	24	394,800	3,647,700	126,000	4,168,500
Salmon	0	6	0	0	67,300	67,300
Lemhi County Un	7	9	511,000	0	18,000	529,000
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	101	203	$6,173,850	$5,896,587	$949,775	$13,020,212
American Falls	1	5	$91,000	$0	$700,000	$791,000
Power County Un	1	4	40,000	200,000	0	240,000
Burley	1	3	49,000	54,000	0	103,000
Chubbuck	2	5	128,000	0	8,936	136,936
Montpelier			NO PERMITS ISSUED			0
Pocatello	13	34	966,600	62,000	129,350	1,157,950
Bannock County Un	1	2	78,662	0	39,689	118,351
Preston	0	3	0	387,954	9,000	396,954
Franklin County Un	1	2	25,000	0	10,000	35,000
Rupert	1	6	55,880	253,380	16,237	325,497
Minidoka County Un	6	16	81,794	674,456	50,984	807,234
Soda Springs	0	3	0	30,000	5,500	35,500
TOTAL SOUTHEASTERN	27	83	$1,515,936	$1,661,790	$969,696	$4,147,422
TOTAL 56 LOCATIONS	551	2,192	$39,255,085	$16,142,325	$32,167,012	$87,564,422

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IDAHO CONSTRUCTION REPORT

THREE MONTHS CUMULATIVE 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	2	$0	$0	$6,000	$6,000
Coeur d'Alene	18	100	1,387,968	3,402,420	737,057	5,527,445
Kootenai County Un	42	115	2,355,292	1,791,131	338,546	4,484,969
Craigmont	0	3	0	0	7,000	7,000
Grangeville	1	9	75,406	0	45,630	121,036
Lewiston	14	223	839,013	826,182	863,953	2,529,148
Nez Perce Co Un	6	31	436,730	2,518,127	193,746	3,148,603
Moscow	3	54	187,000	0	645,134	832,134
Latah County Un	4	32	72,000	0	392,313	464,313
Orofino	1	21	77,000	35,000	87,168	199,168
Osburn	0	1	0	0	36	36
Sandpoint	3	19	121,344	0	120,062	241,406
St. Maries	0	28	0	0	175,335	175,335
Benewah County Un	0	8	0	6,030	66,100	72,130
TOTAL NORTHERN	92	646	$5,551,753	$8,578,890	$3,678,080	$17,808,723
Boise City	344	3,066	$23,140,796	$961,400	$34,323,943	$58,426,139
Meridian	57	90	3,659,060	438,868	421,782	4,519,710
Ada County Un	94	228	7,772,848	2,616,870	927,206	11,316,924
Caldwell	41	27	800,964	43,000	467,772	1,311,736
Canyon County Un	62	107	3,083,217	1,364,873	336,761	4,784,851
Nampa	25	101	1,316,156	1,274,266	470,255	3,060,677
Emmett	2	35	100,976	0	336,383	437,359
Gooding	0	4	0	15,300	26,876	42,176
Hailey	25	34	2,182,310	120,100	108,650	2,411,060
Ketchum	9	22	2,528,782	246,000	775,100	3,549,882
Sun Valley	11	26	3,472,000	0	514,300	3,986,300
Blaine County Un	14	26	2,337,000	0	807,500	3,144,500
Jerome	1	5	12,000	0	30,815	42,815
Mountain Home	13	36	577,853	0	88,303	666,156
Payette	2	5	12,000	4,300	4,000	20,300
Shoshone	0	3	0	6,700	54,500	61,200
Twin Falls City	19	78	1,813,793	583,498	678,762	3,076,053
Twin Falls Co Un	37	14	340,387	0	43,932	384,319
Weiser	2	19	33,000	47,000	83,824	163,824
TOTAL SOUTHWESTERN	758	3,926	$53,183,142	$7,722,175	$40,500,664	$101,405,981
Blackfoot	1	9	$114,000	$215,400	$32,500	$361,900
Bingham County Un	14	31	543,500	370,800	96,115	1,010,415
Idaho Falls	87	160	6,401,760	1,178,258	951,082	8,531,100
Ammon	1	5	77,300	0	10,835	88,135
Bonneville Co Un	25	54	1,015,519	1,151,289	171,878	2,338,686
Rexburg	1	6	44,000	600,000	15,930	659,930
Rigby	1	2	70,000	0	2,900	72,900
Jefferson Co Un	18	40	513,464	3,721,500	824,000	5,058,964
Salmon	0	15	0	0	116,100	116,100
Lemhi County Un	9	15	581,000	0	52,000	633,000
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	157	337	$9,360,543	$7,237,247	$2,273,340	$18,871,130
American Falls	1	7	$91,000	$0	$774,700	$865,700
Power County Un	1	7	40,000	206,700	0	246,700
Burley	1	3	49,000	54,000	0	103,000
Chubbuck	3	7	173,000	0	10,936	183,936
Montpelier	0	0	0	0	0	0
Pocatello	28	77	1,948,400	85,000	1,944,552	3,977,952
Bannock County Un	4	9	367,662	43,000	69,234	479,896
Preston	0	4	0	640,954	9,000	649,954
Franklin County Un	2	3	90,000	0	10,000	100,000
Rupert	1	14	55,880	392,723	59,657	508,260
Minidoka County Un	8	24	127,494	696,456	69,684	893,634
Soda Springs	1	9	45,000	30,000	11,705	86,705
TOTAL SOUTHEASTERN	50	164	$2,987,436	$2,148,833	$2,959,468	$8,095,737
TOTAL 56 LOCATIONS	1,057	5,073	$71,082,874	$25,687,145	$49,411,552	$146,181,571

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NEW RESIDENTIAL UNITS

MARCH 1991

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	1	$40,000	0	$0	0	$0
Coeur d'Alene	16	1,211,038	2	101,494	0	0
Kootenai County Un	15	1,388,269	0	0	10	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville			NO NEW	RESIDENTIAL		
Lewiston	10	811,057	0	0	1	30,912
Nez Perce Co Un	1	73,000	0	0	0	0
Moscow	3	299,034	0	0	0	0
Latah County Un	0	0	0	0	1	0
Orofino			NO NEW	RESIDENTIAL		
Osburn			NO NEW	RESIDENTIAL		
Sandpoint	4	333,000	0	0	0	0
St. Maries			NO NEW	RESIDENTIAL		
Benewah County Un			REPORT	NOT RECEIVED		
TOTAL NORTHERN	50	$4,155,398	2	$101,494	12	$30,912
Boise City	81	$7,411,752	2	$96,198	0	$0
Meridian	26	1,981,649	2	85,704	5	63,000
Ada County Un	37	3,382,081	0	0	6	1,800
Caldwell	8	487,424	0	0	0	0
Canyon County Un	30	2,977,673	0	0	12	166,400
Nampa	13	826,026	2	117,706	1	0
Emmett	6	464,876	0	0	0	0
Gooding			NO NEW	RESIDENTIAL		
Hailey	9	657,183	0	0	0	0
Ketchum	1	400,000	2	80,000	0	0
Sun Valley	1	310,000	0	0	0	0
Blaine County Un	4	887,000	0	0	0	0
Jerome	0	0	0	0	1	7,000
Mountain Home			NO NEW	RESIDENTIAL		
Payette	0	0	0	0	1	10,000
Shoshone	0	0	0	0	2	90,000
Twin Falls City	14	1,686,495	0	0	1	720
Twin Falls Co Un	2	123,984	0	0	4	0
Weiser			NO NEW	RESIDENTIAL		
TOTAL SOUTHWESTERN	232	$21,596,143	8	$379,608	33	$338,920
Blackfoot	1	$60,000	0	$0	0	$0
Bingham County Un	6	442,768	0	0	6	87,100
Idaho Falls	23	1,794,930	0	0	3	28,000
Ammon	2	155,812	0	0	0	0
Bonneville Co Un	9	819,910	0	0	2	9,355
Rexburg	1	83,300	59	1,505,455	0	0
Rigby	0	0	0	0	1	5,000
Jefferson Co Un	7	604,000	0	0	7	143,974
Salmon			NO NEW	RESIDENTIAL		
Lemhi County Un	0	0	0	0	4	0
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	49	$3,960,720	59	$1,505,455	23	$273,429
American Falls	1	$68,000	0	$0	0	$0
Power County Un	0	0	0	0	1	50,000
Burley	1	100,000	0	0	0	0
Chubbuck			NO NEW	RESIDENTIAL		
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	13	1,096,100	0	0	0	0
Bannock County Un	2	155,586	0	0	1	97,400
Preston			NO NEW	RESIDENTIAL		
Franklin County Un			NO NEW	RESIDENTIAL		
Rupert			NO NEW	RESIDENTIAL		
Minidoka County Un	1	71,000	0	0	4	103,500
Soda Springs			NO NEW	RESIDENTIAL		
TOTAL SOUTHEASTERN	18	$1,490,686	0	$0	6	$250,900
TOTAL 56 LOCATIONS	349	$31,202,947	69	$1,986,557	74	$894,161

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

THREE MONTHS 1991

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	1	$40,000	0	$0	0	$0
Coeur d'Alene	36	2,693,619	7	270,142	0	0
Kootenai County Un	40	3,836,071	0	0	13	0
Craigmont	0	0	0	0	0	0
Grangeville	0	0	0	0	0	0
Lewiston	14	1,083,246	0	0	1	30,912
Nez Perce Co Un	1	73,000	0	0	0	0
Moscow	5	460,119	0	0	0	0
Latah County Un	0	0	0	0	1	0
Orofino	0	0	0	0	0	0
Osburn	0	0	0	0	0	0
Sandpoint	6	474,897	0	0	0	0
St. Maries	0	0	0	0	2	30,900
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	103	$8,660,952	7	$270,142	17	$61,812
Boise City	181	$16,486,276	2	$96,198	0	$0
Meridian	57	3,993,886	2	85,704	8	115,900
Ada County Un	95	8,417,281	0	0	15	4,500
Caldwell	10	595,896	0	0	0	0
Canyon County Un	54	4,479,068	0	0	20	296,100
Nampa	29	1,810,374	2	117,706	2	0
Emmett	9	792,795	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	10	772,018	0	0	0	0
Ketchum	1	400,000	2	80,000	0	0
Sun Valley	1	310,000	0	0	0	0
Blaine County Un	5	1,162,000	0	0	0	0
Jerome	0	0	0	0	1	7,000
Mountain Home	1	59,520	0	0	1	0
Payette	4	193,350	2	50,000	1	10,000
Shoshone	0	0	0	0	2	90,000
Twin Falls City	21	2,370,325	0	0	3	2,682
Twin Falls Co Un	3	209,482	0	0	6	0
Weiser	0	0	0	0	0	0
TOTAL SOUTHWESTERN	481	$42,052,271	10	$429,608	59	$526,182
Blackfoot	2	$125,000	0	$0	0	$0
Bingham County Un	10	739,768	0	0	11	208,100
Idaho Falls	61	4,512,380	10	528,320	3	28,000
Ammon	2	155,812	0	0	0	0
Bonneville Co Un	12	1,113,135	0	0	6	62,165
Rexburg	1	83,300	59	1,505,455	0	0
Rigby	0	0	0	0	1	5,000
Jefferson Co Un	10	769,000	0	0	10	178,474
Salmon	0	0	0	0	2	0
Lemhi County Un	1	8,000	0	0	5	0
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	99	$7,506,395	69	$2,033,775	38	$481,739
American Falls	1	$68,000	0	$0	0	$0
Power County Un	0	0	0	0	2	66,000
Burley	3	205,000	0	0	0	0
Chubbuck	1	55,000	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	18	1,450,100	0	0	0	0
Bannock County Un	3	239,929	0	0	3	97,400
Preston	1	87,900	0	0	0	0
Franklin County Un	0	0	0	0	0	0
Rupert	1	63,936	0	0	0	0
Minidoka County Un	2	154,568	0	0	6	123,600
Soda Springs	0	0	0	0	0	0
TOTAL SOUTHEASTERN	30	$2,324,433	0	$0	11	$287,000
TOTAL 56 LOCATIONS	713	$60,544,051	86	$2,733,525	125	$1,356,733

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

MARCH 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW	RESIDENTIAL		
Coeur d'Alene	10	718,341	0	0	0	0
Kootenai County Un	18	1,616,550	0	0	12	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville	1	75,406	0	0	0	0
Lewiston	5	311,758	0	0	1	21,000
Nez Perce Co Un	4	288,730	0	0	0	0
Moscow	3	187,000	0	0	0	0
Latah County Un	0	0	0	0	1	0
Orofino	1	77,000	0	0	0	0
Osburn			NO NEW	RESIDENTIAL		
Sandpoint	1	40,000	0	0	0	0
St. Maries			NO NEW	RESIDENTIAL		
Benewah County Un			REPORT	NOT RECEIVED		
TOTAL NORTHERN	43	$3,314,785	0	$0	14	$21,000
Boise City	114	$9,197,955	10	$346,880	0	$0
Meridian	23	1,861,406	6	157,248	5	54,400
Ada County Un	44	3,989,840	0	0	4	1,200
Caldwell	3	130,900	32	559,284	4	0
Canyon County Un	22	1,652,118	0	0	10	77,500
Nampa	13	784,277	0	0	1	0
Emmett	1	42,000	0	0	0	0
Gooding			NO NEW	RESIDENTIAL		
Hailey	23	1,998,810	0	0	0	0
Ketchum	5	842,782	2	236,000	0	0
Sun Valley	8	2,502,000	0	0	0	0
Blaine County Un	12	2,117,000	0	0	0	0
Jerome	0	0	0	0	1	12,000
Mountain Home	3	165,300	0	0	1	0
Payette			NO NEW	RESIDENTIAL		
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	14	1,351,410	0	0	0	0
Twin Falls Co Un	2	149,204	0	0	3	0
Weiser			NO NEW	RESIDENTIAL		
TOTAL SOUTHWESTERN	287	$26,785,002	50	$1,299,412	29	$145,100
Blackfoot	0	$0	1	$114,000	0	$0
Bingham County Un	6	310,000	0	0	6	77,500
Idaho Falls	26	3,073,550	19	1,006,720	1	20,000
Ammon			NO NEW	RESIDENTIAL		
Bonneville Co Un	9	623,280	0	0	5	43,000
Rexburg			NO NEW	RESIDENTIAL		
Rigby			NO NEW	RESIDENTIAL		
Jefferson Co Un	5	363,000	0	0	6	31,800
Salmon			NO NEW	RESIDENTIAL		
Lemhi County Un	7	511,000	0	0	0	0
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	63	$4,880,830	20	$1,120,720	18	$172,300
American Falls	1	$91,000	0	$0	0	$0
Power County Un	1	40,000	0	0	0	0
Burley	1	49,000	0	0	0	0
Chubbuck	2	128,000	0	0	0	0
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	13	966,600	0	0	0	0
Bannock County Un	1	78,662	0	0	0	0
Preston			NO NEW	RESIDENTIAL		
Franklin County Un	1	25,000	0	0	0	0
Rupert	1	55,[illegible]	0	0	0	0
Minidoka County Un	1	62,208	0	0	5	19,586
Soda Springs			NO NEW	RESIDENTIAL		
TOTAL SOUTHEASTERN	22	$1,496,350	0	$0	5	$19,586
TOTAL 56 LOCATIONS	415	$36,476,967	70	$2,420,132	66	$357,986

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

THREE MONTHS 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	0	$0	0	$0	0	$0
Coeur d'Alene	18	1,387,968	0	0	0	0
Kootenai County Un	26	2,355,292	0	0	16	0
Craigmont	0	0	0	0	0	0
Grangeville	1	75,406	0	0	0	0
Lewiston	10	618,559	2	161,454	2	59,000
Nez Perce Co Un	6	436,730	0	0	0	0
Moscow	3	187,000	0	0	0	0
Latah County Un	1	72,000	0	0	3	0
Orofino	1	77,000	0	0	0	0
Osburn	0	0	0	0	0	0
Sandpoint	3	121,344	0	0	0	0
St. Maries	0	0	0	0	0	0
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	69	$5,331,299	2	$161,454	21	$59,000
Boise City	253	$20,712,491	91	$2,428,305	0	$0
Meridian	41	3,351,412	6	157,248	10	150,400
Ada County Un	86	7,770,448	0	0	8	2,400
Caldwell	5	241,680	32	559,284	4	0
Canyon County Un	40	2,861,317	0	0	22	221,900
Nampa	22	1,309,656	0	0	3	6,500
Emmett	2	100,976	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	25	2,182,310	0	0	0	0
Ketchum	7	2,292,782	2	236,000	0	0
Sun Valley	11	3,472,000	0	0	0	0
Blaine County Un	14	2,337,000	0	0	0	0
Jerome	0	0	0	0	1	12,000
Mountain Home	12	577,853	0	0	1	0
Payette	0	0	0	0	2	12,000
Shoshone	0	0	0	0	0	0
Twin Falls City	19	1,813,793	0	0	0	0
Twin Falls Co Un	4	340,387	0	0	33	0
Weiser	0	0	0	0	2	33,000
TOTAL SOUTHWESTERN	541	$49,364,105	131	$3,380,837	86	$438,200
Blackfoot	0	$0	1	$114,000	0	$0
Bingham County Un	7	440,000	0	0	7	103,500
Idaho Falls	63	5,123,540	23	1,258,220	1	20,000
Ammon	1	77,300	0	0	0	0
Bonneville Co Un	13	927,300	0	0	12	88,219
Rexburg	1	44,000	0	0	0	0
Rigby	1	70,000	0	0	0	0
Jefferson Co Un	6	403,000	0	0	12	110,464
Salmon	0	0	0	0	0	0
Lemhi County Un	8	581,000	0	0	1	0
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	100	$7,666,140	24	$1,372,220	33	$322,183
American Falls	1	$91,000	0	$0	0	$0
Power County Un	1	40,000	0	0	0	0
Burley	1	49,000	0	0	0	0
Chubbuck	3	173,000	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	28	1,948,400	0	0	0	0
Bannock County Un	4	367,662	0	0	0	0
Preston	0	0	0	0	0	0
Franklin County Un	2	90,000	0	0	0	0
Rupert	1	55,880	0	0	0	0
Minidoka County Un	1	62,208	0	0	7	65,286
Soda Springs	1	45,000	0	0	0	0
TOTAL SOUTHEASTERN	43	$2,922,150	0	$0	7	$65,286
TOTAL 56 LOCATIONS	753	$65,283,694	157	$4,914,511	147	$884,669

*Compiled by First Security Bank of Idaho, N.A.